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FenPAC
Fenway Project Area Committee

MEMORANDUM OF UNDERSTANDING BETWEEN FENWAY PROJECT AREA COMMITTEE AND NORTHEASTERN UNIVERSITY

The purpose of this Memorandum is to facilitate relations between the Fenway Project Area Committee (FenPAC) and Northeastern University. By the definition of geographical areas of predominant interest for planning purposes, appropriate guidelines for communication are established.

The United States Department of Housing and Urban Development (HUD) is committed to citizen participation in all urban renewal areas, and particularly those where there is residential rehabilitation. HUD provides financial support for Project Area Committees so that the residents of these areas may participate knowledgeably in the development of their areas. In the Fenway Urban Renewal Area (R-115) the Fenway Project Area Committee (FenPAC) has performed this role since 1973. Its membership is now determined by public election, and its staff is supported by HUD funds administered by the Boston Redevelopment Authority. It is officially an advisory body to the BRA and HUD.

All but three of the fifty acres of the Boston Campus of Northeastern University are in the Fenway Urban Renewal Area (excluded only is the Columbus Parking Lot, southeast of the railroad tracks). Involved in the urban renewal of the Fenway area are all changes in zoning and changes in land use which are conditional upon approval at a public hearing held by the appropriate official public body. Plans for physical changes in the community and on the campus may involve many public hearings and will require approval by the appropriate public body.

For the purpose of clarity and mutual understanding the following definitions are set forward. The "Fenway Community Area" is defined here as that part of the Fenway Urban Renewal Area (R-115) where FenPAC approval of Northeastern University plans will be needed. The "Northeastern Area" is defined here as the main part of the University campus where it is intended that the University is relatively free to make plans without expecting that prior approval by FenPAC will be needed. "Northeastern Enclaves" as defined here are areas outside of the "Northeastern Area" where it is expected that any major changes will be the result of satisfactory participation by both organizations. The boundaries of these three defined Areas are shown on Figure 1.

FENWAY COMMUNITY AREA

The Fenway Community Area is that part of the Fenway Urban Renewal Area (R-115) which is of prime interest to FenPAC. It is all of the Fenway Urban Renewal Area which is not defined herein as Northeastern Area, not a Northeastern Enclave, nor an area defined for some other organization. Some properties owned by Northeastern University are located in the Fenway Community Area.

Within the Fenway Community Area Northeastern does not intend to acquire, divest itself, demolish, or change the occupancy of any property without prior consultation with and agreement of FenPAC. It is the intention of the University to return to the community those properties which it owns that are located in the Fenway Community Area, with the terms of transition and the economics of the transition to be mutually acceptable to FenPAC and the University.

If Northeastern is approached by a private party to negotiate the possible purchase of a property on Huntington Avenue, it expects to be free to negotiate a

proposal for review by FenPAC. The University does not intend to negotiate any proposals with respect to other locations in the Fenway Community Area, and the Seven Streets Area in particular, without prior approval by FenPAC.

The residents of any building which might be acquired by the University will be allowed to remain or will be given every reasonable assistance and consideration of individual problems with respect to relocation.

Northeastern University is to be informed of all action taken by FenPAC relating to the Fenway Community Area and will be given an opportunity to participate in any decisions which may be anticipated to have a significant impact upon the University.

When informed of FenPAC proposals and/or actions for change in the Fenway Community Area, and when such proposals do not have a significant and demonstrable impact upon the Northeastern Area, the University does not intend to publicly oppose such changes. At public hearings the University intends to either make no statement or to testify in favor of the FenPAC position.

NORTHEASTERN AREA

The Northeastern Area is that part of the Fenway Urban Renewal Area (R-115) which is of prime interest to the University and of secondary interest to FenPAC. It includes the central academic section of the campus to the south of Huntington Avenue and several dormitories built by Northeastern to the north of Huntington. Although most of the land in this Area is owned by the University, there are some parcels to the south of Huntington which are privately owned or which belong to the City of Boston or the Commonwealth of Massachusetts.

FenPAC is to be informed of preliminary plans for changes in the Northeastern Area which are not anticipated to have any significant impact on the Fenway outside

of this Area. Such preliminary plans may involve:

Property acquisition from private or public owners

Land use and utilization of facilities

Construction

Demolition

Whenever plans for the Northeastern Area are anticipated to have a significant impact upon the adjacent Fenway the FenPAC is to be informed while plans are being formulated and to be given the opportunity to review the proposals and participate in their development. For example, if a proposed change in land use includes the relocation of residents who are not Northeastern students, this is vitally important to the Fenway neighborhood.

The University will keep FenPAC informed of all planned changes within the Northeastern Area and apprised of any preparation of preliminary plans which will have a significant impact upon the Fenway.

When FenPAC is informed of Northeastern proposals and/or actions for change in the Northeastern Area, and when such proposals do not have a significant and demonstrable impact upon the Fenway Community Area, FenPAC does not intend to publicly oppose such changes. At any public hearing related to such a proposed change, or in response to requests for its recommendation, FenPAC intends to either make no statement or to support the particular proposed change.

NORTHEASTERN ENCLAVE

A Northeastern Enclave is an area within the Fenway Urban Renewal Area (R-115) which is owned by or presently in trust to the University but is located in the Fenway Community Area. The prime interest in the Enclave is shared by both the University and the FenPAC.

Both the University and FenPAC expect that the University will continue the present land use at each Northeastern Enclave for the immediate future. It is the intention of FenPAC and the University to review together the properties of a residential nature within the Northeastern Enclaves from the standpoint of their transition from student residences to residences for the general public. Special consideration will be given to Light Hall on St. Stephen Street. Important factors in the review of these residential-type properties for transition to public occupancy are: (a) the trends in the neighborhood and the desires of the residents, and (b) the availability of residential accommodations for students on an economical basis within the Northeastern Area.

The University does not intend to convert, demolish, or divest itself of existing University properties within the Enclave Areas without prior consultation with FenPAC and an agreement that is mutually acceptable.

If the occasion should arise in which an additional Northeastern Enclave is proposed, it is the intention of both the University and FenPAC to jointly review such a proposal and only take action which is mutually acceptable to both parties.

FenPAC intends that the disposition of all publicly-owned properties in the Fenway Urban Renewal Area will be subject to FenPAC's review and recommendations.

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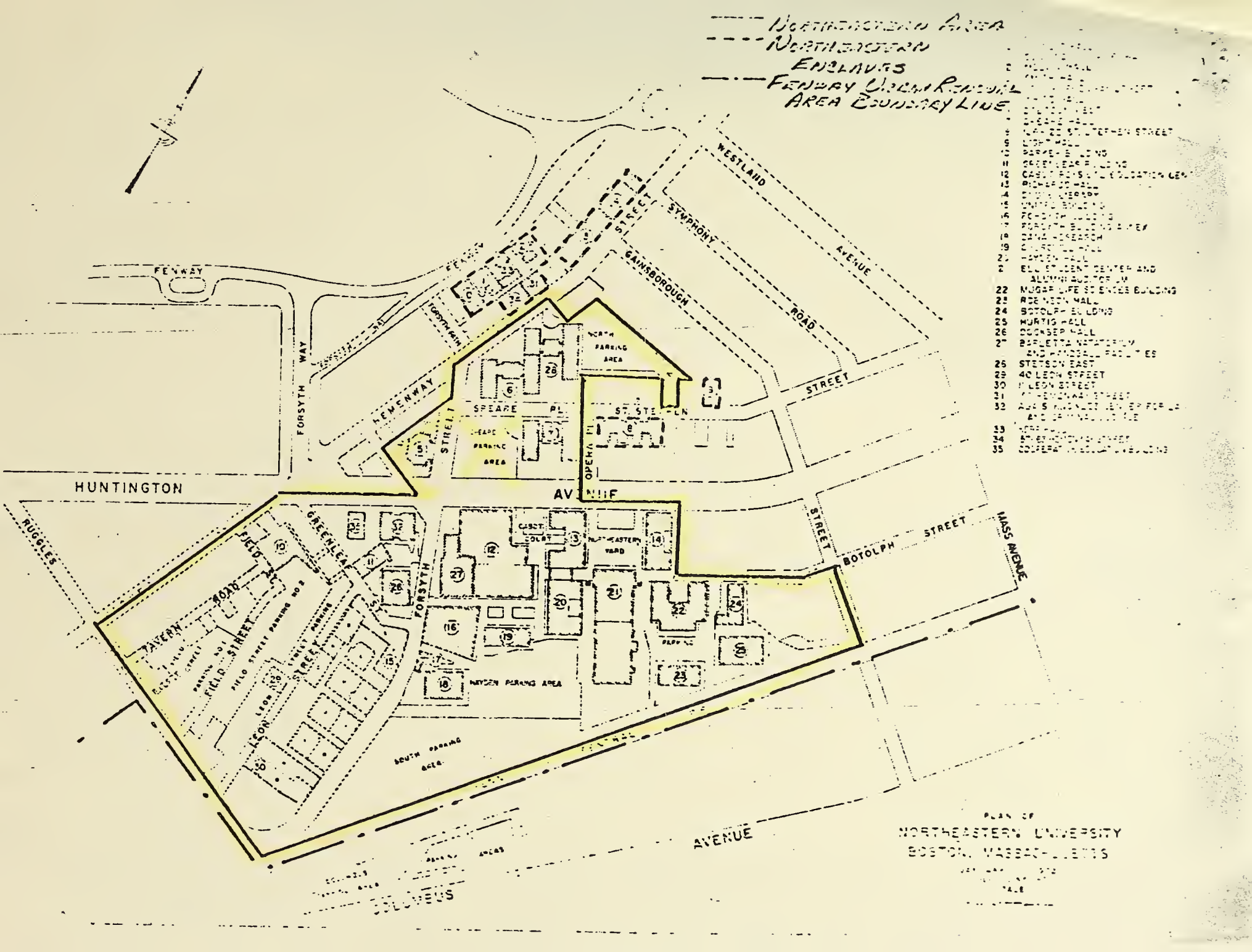

PLAN OF
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BOSTON, MASSACHUSETTS